

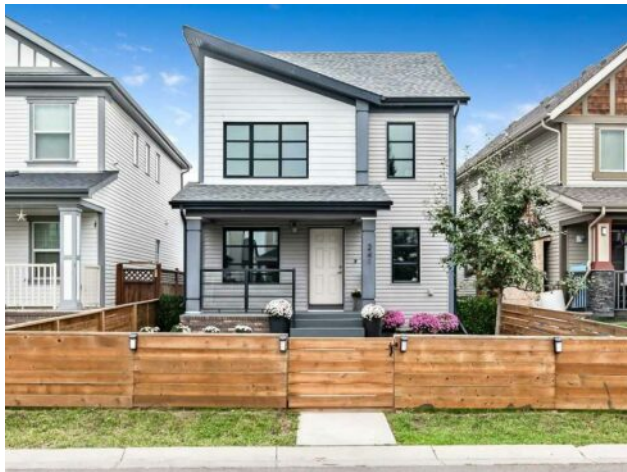


GRASSROOTS
REALTY GROUP

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241 Copperpond Parade SE
Calgary, Alberta

MLS # A2251285



\$624,900

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to your next haven in beautiful Copperfield! This welcoming home checks all the boxes for comfortable family living and easy everyday life, with 3 bedrooms upstairs and an upper-level laundry room for convenience. The fully finished basement was professionally completed, adding a huge rec room/family room and an extra bedroom plus a full bathroom for guests or growing families. On the main floor, you'll find a private office—perfect for work-from-home days, or a quiet space to focus—along with an open kitchen and dining area that flow into a cozy living room, and a back entry mudroom that helps keep messes at bay. Upstairs, the primary suite features an ensuite with dual sinks and a generous walk-in closet. Exterior highlights include a fenced front yard, front deck with composite decking, a large composite rear deck ideal for sunny family gatherings, BBQs, and outdoor play, plus a parking pad for two vehicles. The home's layout is family-first, offering bright, welcoming spaces with flexible rooms that adapt as your family grows, and low-maintenance outdoor living that means more time enjoying the outdoors. Located in the sought-after Copperfield community in SE Calgary, you'll enjoy proximity to parks, schools, shopping, and amenities, with easy access to major routes for quick commuting. This home is move-in ready and waiting for memories to be made—schedule a tour today and imagine your family thriving in Copperfield living!